

## Fact Sheet

### Application for Approval of PDA Development Plan

#### 150 Seaport Boulevard Project

<u>Board Action</u>	The Developer is requesting the Authority's approval of a Development Plan for a Planned Development Area. The proposed project (" <u>150 Seaport Boulevard Project</u> ") will be constructed on the site located at 146-150 Seaport Boulevard in Boston, Massachusetts.
<u>Developer</u>	Cronin Holdings LLC, a Massachusetts limited liability company
<u>Site</u>	The development site consists of approximately 49,627 square feet, including 16,527 square feet of land and 33,100 square feet of watershed located in the South Boston Waterfront District, as more specifically shown and described on the plan attached as <u>Exhibit A</u> to this Fact Sheet.
<u>General Description of Development Plan</u>	The 150 Seaport Boulevard Project will consist of an approximately 22-story building for residential use with restaurant/retail on the ground and second floors. The building will total up to 283,700 square feet with up to 124 residential units and 10,700 square feet of restaurant/retail space. The Project will also include three levels of underground parking, Harborwalk, other open space, and various public realm improvements.
<u>Anticipated Job Creation</u>	It is anticipated that the development of the 150 Seaport Boulevard Project will generate approximately 400 construction jobs and approximately 200 permanent jobs.
<u>Affordable Housing</u>	The 150 Seaport Boulevard Project will promote affordable housing by complying with the Mayor's Inclusionary Development Policy for construction of residential property.
<u>Zoning</u>	The site is located within the South Boston Inner Harbor Subdistrict of the South Boston Seaport Interim Planning Overlay District established under Article 27P of the Zoning Code. The underlying zoning of the South Boston Seaport IPOD is the Fort Point Waterfront section of the Harborpark District established under Article 42E of the Zoning Code. The Developer has requested that the site be designated as a Planned Development Area.

**EXHIBIT A**

Survey Plan

[see attached]

Map of Formerly  
140 NORTHERN AVENUE, LLC  
BOOK 3518, PAGE 743  
PLAN 138 OF 2012  
PARCEL ID 060267065  
LOT 3

Map of Formerly  
130 NORTHERN AVENUE, LLC  
BOOK 3518, PAGE 738  
PLAN 138 OF 2012  
PARCEL ID 060267055  
LOT 1

Map of Formerly  
THE/LOER SEAPORT DEVELOPMENT  
VENTURE, LLC  
BOOK 49355, PAGE 337  
PLAN 138 OF 2012  
PARCEL ID 060241050  
LOT 1

Map of Formerly  
MASSACHUSETTS  
PORT AUTHORITY  
PARCEL ID 060257000  
NO LEGAL REFERENCE

PIER 4 (PUBLIC - VARIABLE METR) BOULEVARD  
PLAN 138 OF 2012

**PROPOSED PDM BOUNDARY DESCRIPTION**

A CERTAIN PARCEL OF LAND IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:  
BEGINNING ON THE NORTHEASTERN SIDELINE OF NORTHERN AVENUE AT THE POINT SHOWN ON THIS PLAN AS P1;  
THENCE RUNNING N 53°18'34" W, A DISTANCE OF 3.80 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 25°57'28" W, A DISTANCE OF 14.13 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 55°42'22" W, A DISTANCE OF 83.28 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 30°51'10" E, A DISTANCE OF 8.80 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 53°38'50" W, A DISTANCE OF 24.75 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 35°38'24" E, A DISTANCE OF 7.29 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 54°00'17" W, A DISTANCE OF 21.01 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 30°22'05" E, A DISTANCE OF 91.40 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 59°33'05" E, A DISTANCE OF 5.00 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 30°22'05" E, A DISTANCE OF 3.50 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 60°23'04" E, A DISTANCE OF 3.89 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 32°19'47" E, A DISTANCE OF 13.15 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 60°18'41" E, A DISTANCE OF 0.87 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 31°24'30" E, A DISTANCE OF 71.51 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 56°44'40" E, A DISTANCE OF 33.90 FEET TO A POINT;  
THENCE TURNING AND RUNNING N 30°25'47" E, A DISTANCE OF 282.36 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 59°18'50" E, A DISTANCE OF 83.96 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 29°44'50" W, A DISTANCE OF 336.53 FEET TO A POINT;  
THENCE TURNING AND RUNNING S 29°44'41" W, A DISTANCE OF 114.78 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS AN AREA OF 49,627 SQUARE FEET, OR 1.139 ACRES.

PROPOSED PLANNED DEVELOPMENT AREA  
49,627 SQUARE FEET  
1.139 ACRES

SEAPORT (PUBLIC - VARIABLE METR) BOULEVARD

NORTHERN (PUBLIC - VARIABLE METR) AVENUE

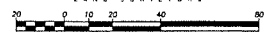
**NOTES**

1) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND EXCLUSIVELY TO FULFILLING OUR OBLIGATIONS AS SURVEYORS UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR RELIANCE OF THIS DOCUMENT FOR ANY PURPOSES OTHER THAN THOSE SPECIFICALLY IDENTIFIED AND STATED IN SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR RELIANCE OF GOVERNMENT AGENCIES. WRITTEN CONSENT IS PREPARED BY FELDMAN LAND SURVEYORS.

PROPOSED PLANNED DEVELOPMENT AREA  
150 SEAPORT BOULEVARD  
BOSTON, MASS.

FELDMAN LAND SURVEYORS APRIL 6, 2016  
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**FELDMAN**  
LAND SURVEYORS



RESEARCH	FIELD CHECK	FIELD DATA PREP	APPROVED	SHEET NO. 1 OF 1
DATE	FIELD CHECKED	DATE FILED	DATE	JOB NO. 14784
FILENAME: E:\PROJECTS\14784\14784.DWG\14784-PLA.dwg				

*R.M. Kelly*  
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FELDMANLANDSURVEYORS.COM

